



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

## PROJECT NUMBER

02-232

## HEARING DATE

TBD

## REQUESTED ENTITLEMENTS

Vesting Tentative Parcel Map No. 060022  
Environmental Assessment No. 02-232

# SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
Tejon Ranch / Centennial Founders LLC	9-13-16	10/13/16	10/20/16

## PROJECT OVERVIEW

A large-lot parcel map for financing/conveyance purposes only. No grading, construction, or improvements proposed.

Subdivision: To create 21 parcels on 8,450 gross acres.

## MAP STAGE

Tentative: ☒ Revised: ☐ Amendment: ☐ Amended : ☐ Modification to : ☐ Other: ☐  
Exhibit "A" Recorded Map

## MAP STATUS

Initial: ☐ 1<sup>st</sup> Revision: ☐ 2<sup>nd</sup> Revision: ☐ 5<sup>th</sup> Revision (requires a fee): ☒

## LOCATION

Northwest corner of Los Angeles County adjacent to the west portion of SR-138 and approximately one mile east of the I-5 to 285<sup>th</sup> St. West

## ACCESS

Gorman Post Rd. and SR-138 from the west and south; 290<sup>th</sup> St. W. from the east and north

## ASSESSORS PARCEL NUMBER(S)

See case file for updated list.

## SITE AREA

8,449.5 gross and 6,925.6 net acres

## GENERAL PLAN / LOCAL PLAN

Antelope Valley Areawide Plan

## ZONED DISTRICT

West Antelope Valley

## SUP DISTRICT

5<sup>th</sup>

## LAND USE DESIGNATION

SP

## ZONE

SP

## CSD

None

## PROPOSED UNITS

(DU)

None

## MAX DENSITY/UNITS

(DU)

N/A

## GRADING

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

None

## ENVIRONMENTAL DETERMINATION (CEQA)

This tentative parcel map is to be covered under the Centennial Specific Plan EIR review.

## SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Jodie Sackett (213) 974-4813 <a href="mailto:jsackett@planning.lacounty.gov">jsackett@planning.lacounty.gov</a>
Public Works	See report.	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	See report.	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	See report.	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	See report.	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

## SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting: ☐

Reschedule for Subdivision Committee Reports Only: ☒ (if necessary)

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**PREVIOUS CASES**

None

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**REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

Case Status/Recommendation:

*At this time, Regional Planning does not recommend approval of the tentative map. Please read below for further details.*

Environmental Determination:

Cleared ☐ Hold ☒

1. Pending completion of the Centennial EIR.

Land Use Policy:

Clear ☒ Hold ☐

2. Consistent with the Centennial Specific Plan.

Tentative Map:

Clear ☐ Hold ☒

3. The property boundaries shown on the map only depict the boundaries for the large-lot subdivision. Please show the Specific Plan boundaries on all sheets of the parcel map.
4. Add a general note saying that the large-lot map is for leasing and financing purposes only, and that all construction rights are dedicated to the County until subsequent parcel or tract maps are filed.
5. Add boundary lines for the "Not a Part" (NAP) portions that are within the Centennial Specific Plan project boundaries. These boundaries should reflect the overall Specific Plan boundaries that go beyond the large-lot parcels. Also include acreages for the NAPs.
6. The backbone highway width is shown to be 500 feet. Please confirm the reason for this, and add a note stating that all future street ROWs are approximate.
7. Why was there an Exhibit "A" provided? It is not needed for the large-lot map. Please confirm if this was filed as part of the revised CUP application.
8. Please state the reason why Lot 21 cannot obtain road access. Also, plot-out the SEA boundaries and show them on all sheets of the large-lot map.
9. The survey note says that aerial imagery is from 2001. There should be more recent imagery used for the base map, at least within the past five years.
10. Remove square footages from the parcels shown on sheet 1 of the map and just keep them in the table.
11. Go to the hundredths for acreage measurements.
12. Add a note to the parcel table that explains what is excluded from the net area calculation.
13. Provide more context in the vicinity map so the location can be more easily identified. Suggest adding County line boundaries.
14. Eliminate any "excess access" shown on the large-lot map. Only show the highways that are necessary to guarantee access to all large-lot parcels.

Draft Standard Conditions of Approval (not all-inclusive and subject to modification to suit project):

1. Permission is granted to record a large-lot parcel map as the first unit, without improvements, subject to the following:
  - (a) The lots shall conform to those shown on the tentative map as approved by Regional Planning;
  - (b) Each lot shall be numbered on the final map and shall have a minimum gross area of 20 acres;
  - (c) Access to each lot shall be provided to the satisfaction of Regional Planning and Public Works; and
  - (d) All Public Works conditions shall be met to the satisfaction of Public Works.

2. Subdivider shall show 290<sup>th</sup> St. W. and 300<sup>th</sup> St. W. as a dedicated streets on the final map to the satisfaction of Public Works.
3. Subdivider shall make an offer of private and future right-of-way on all streets designated as "Future Street" to the satisfaction of Public Works.
4. Subdivider shall dedicate vehicular access rights on the final map for all lots abutting SR-138.
5. Subdivider shall dedicate to the County of Los Angeles on the final map the right to restrict building construction on Lots 1-21, as designated on Vesting Tentative Parcel Map No. 060022.

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## RESUBMITTAL INSTRUCTIONS

*If a map revision is required, please submit the following items:*

- *A completed and signed Land Division application,*
- *A signed and dated cover letter describing all changes made to the map,*
- *Five (5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format,*
- *Revision fee payment (for the 3<sup>rd</sup> revision and thereafter), and*
- *Other materials requested by the case planner.*

**NOTE:** An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.** Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.